125.A	0004	0034.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,056,300 / 1,056,300
					USE VALUE:	1,056,300 / 1,056,300
					ASSESSED:	1,056,300 / 1,056,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 34

Owner 1:	PIXTON THOMAS S & BARBARA B
Owner 2:	
Owner 3:	
Street 1:	34 BARTLETT AVE UNIT 34
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VESTA PROPERTIES LLC -
Owner 2:	-
Street 1:	267 GROVE ST
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Vinyl Exterior and 2255 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,052,400	3,900		1,056,300
Total Card	0.000	1,052,400	3,900		1,056,300
Total Parcel	0.000	1,052,400	3,900		1,056,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.43 | /Parcel: 468.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 313459
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

PREVIOUS ASSESSMENT

Parcel ID: 125.A-0004-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	1,037,200	3900	.		1,041,100	1,041,100	Year End Roll	12/18/2019
2019	102	FV	1,086,400	3900	.		1,090,300	1,090,300	Year End Roll	1/3/2019
2018	102	FV	965,800	3900	.		969,700	969,700	Year End Roll	12/20/2017
2017	102	FV	884,200	3900	.		888,100	888,100	Year End Roll	1/3/2017
2016	102	FV	882,200	3900	.		886,100	886,100	Year End	1/4/2016
2015	102	FV	749,900	3900	.		753,800	753,800	Year End Roll	12/11/2014
2014	102	FV	686,400	3900	.		690,300	690,300	Year End Roll	12/16/2013
2013	102	FV	686,400	3900	.		690,300	690,300		12/13/2012

!15901!

PRINT

Date	Time
12/11/20	05:34:15

LAST REV

Date	Time
09/19/19	17:40:52

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VESTA PROPERTIE	56608-27		3/16/2011		759,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
1/6/2014	Info Fm Plan	BR	B Rossignol
2/2/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8259																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.11563194
Const Adj.:	1.00689924
Adj $ / SQ:	331.382
Other Features:	128541
Grade Factor:	1.21
NBHD Inf:	1.22000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1292867
Depreciation:	240473
Depreciated Total:	1052394

COMMENTS

GLA=2255.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	3			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	489.19
Special Features:	0	Val/Su Net:	466.70
Final Total:	1052400	Val/Su SzAd	466.70

SKETCH

UnSketched SubAreas:
GLA: 2255,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,255	331.380	747,267

Net Sketched Area:	2,255			Total:	747,266
Size Ad	2255	Gross Are	2255	FinArea	2255

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.A-0004-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1950	27.50	T	40	102			3,300			3,300
19	Patio	D	Y	1	15X15	F	FR	1990	3.53	T	29	102			600			600

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900